



RIVER RUN ESTATE

TBD River Run, Leander, TX 78641

23 Acres | \$2,649,000



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PROPERTY DESCRIPTION

This is a beautiful and private 23-acre river estate. There is a 1+-acre building envelope outside the floodplain near River Run, which has private, gated access. This stretch of the South San Gabriel has a few nice pools and is directly upstream from the famous Leander Dinosaur Tracks that are visible in the river bedrock. Raw land lots of this size on the San Gabriel are extremely rare and this location is ideal to build a luxury homebase.

This raw land tract is a gently-sloping blend of oak, elm, juniper, and mesquite tree cover over native grasses all the way down to the 650-feet of pristine river. An oak mot in the middle of the property leads you to a natural clearing that slowly reveals the river, pristine and untouched by development. There is a deep pool on the north side of the property and the river is usable for hundreds of yards in either direction for swimming, fishing, and enjoying nature.

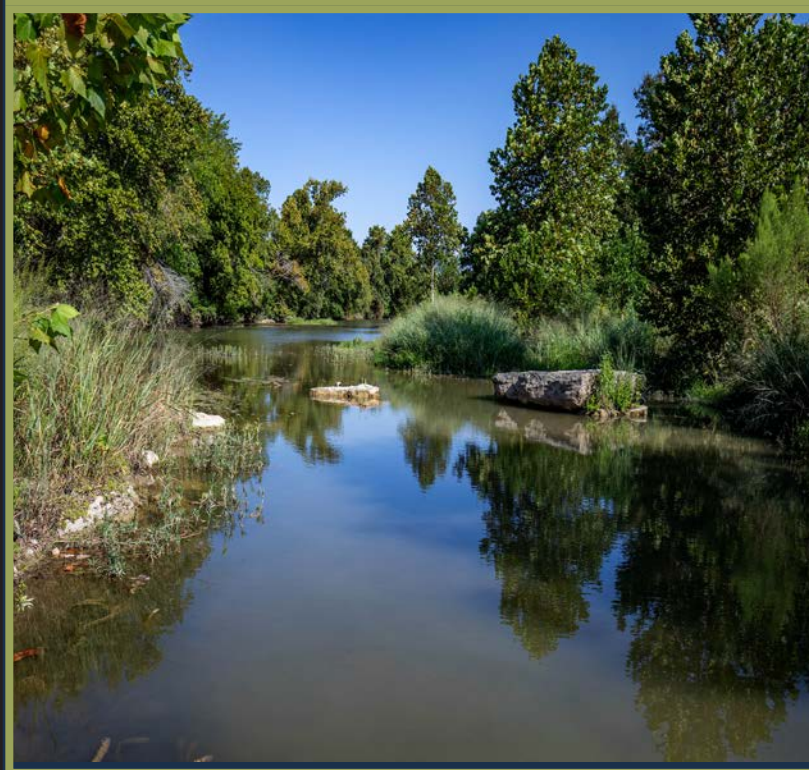
The Hwy 183 and Hwy 29 corridors are growing at a rapid pace and the amenities keep getting better. Liberty Hill, Georgetown, Round Rock, Cedar Park, Leander, and North Austin are all within minutes of the property and all offer their own unique attractions. Top-rated Cimarron Hills Golf & Country Club is just around the corner on Hwy 29, with Lake Georgetown and the north shores of Lake Travis almost equidistant.

Minerals are owned and negotiable. Fair market tax valuation, 2024 taxes =
\$13,893

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SCAN HERE TO VIEW MORE OF
RIVER RUN ESTATE

LOCATION

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Only 2 minutes off of the new 183 Toll Extension (completion in 2025), 5 minutes to downtown Leander or Liberty Hill, 10 minutes to Cedar Park, 25 minutes to Georgetown, and only 35 minutes to downtown Austin.

DIRECTIONS

From Leander, head north on 183A N for 3.1 miles. Turn left at Larkspur Rd/Whitewing Dr and left onto 183 S access road. In 0.7 miles, turn right onto Talon Grasp Trail and an immediate right on River Run. Continue on River Run for 0.7 miles, the property will be on the left.

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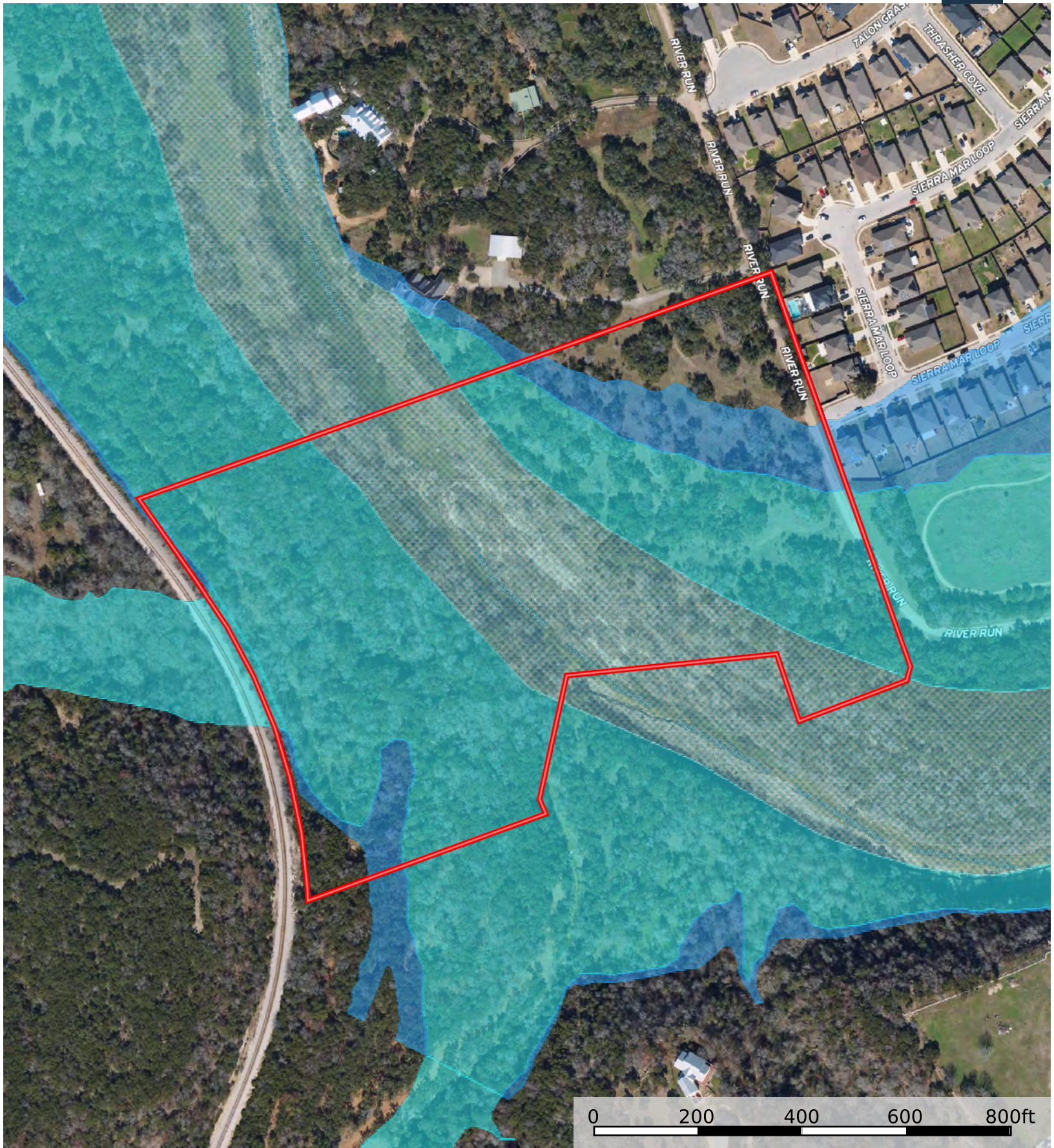


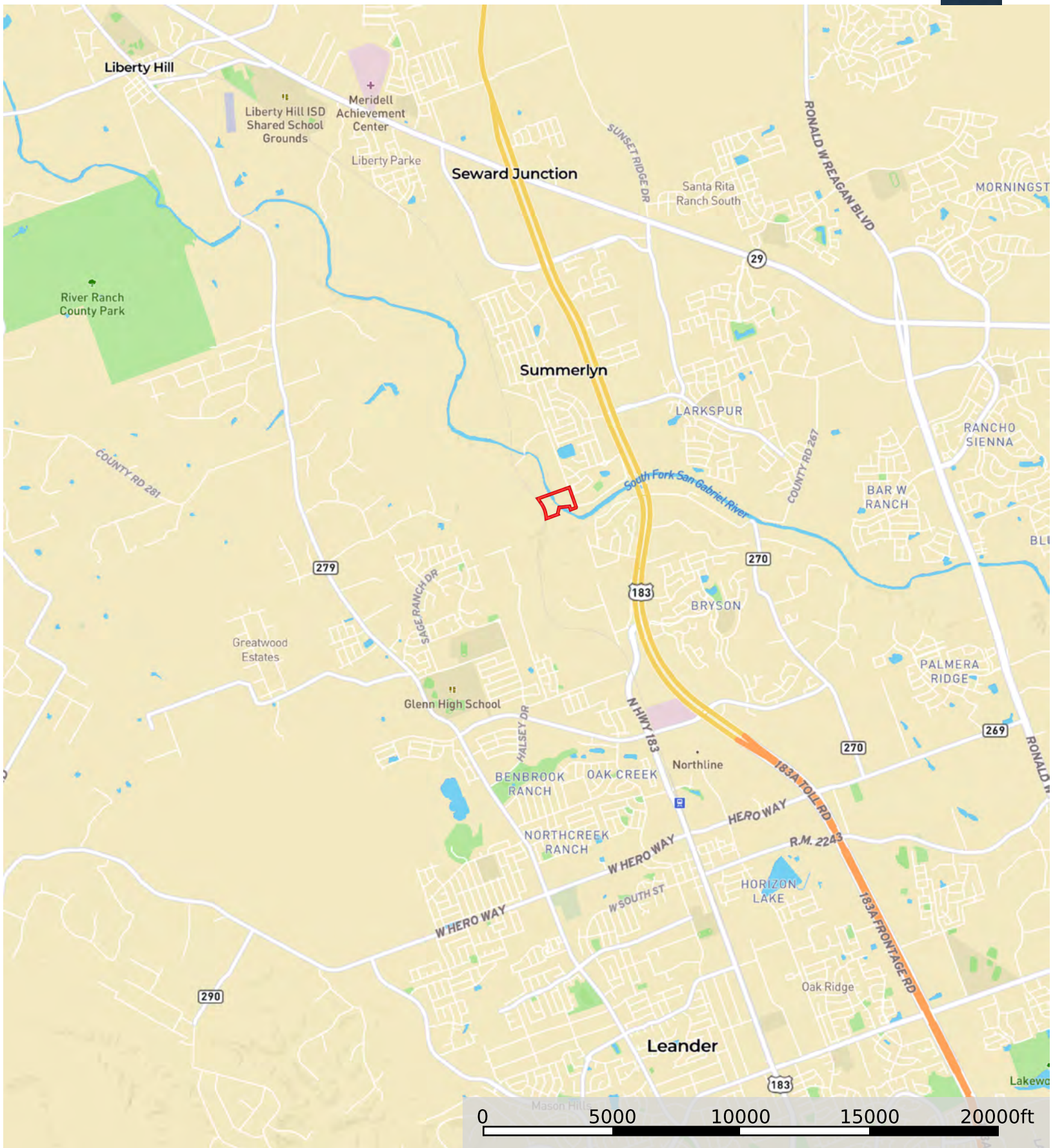


Boundary



Boundary





Boundary